



CITY OF NEWTON, MASSACHUSETTS

City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1060

TDD/TTY: (617) 796-1089

Fax: (617) 796-1086

www.ci.newton.ma.us

David B. Cohen

Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 23rd June 2009 at 7:00 PM on the following petitions:

- #9-09** from Chaoran Huang, 92 West Pine Street, Newton, MA, requesting a variance of 7.1 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a 2 ½ story addition consisting of a two car garage with bedrooms on the upper 1 ½ stories, resulting in a front yard setback of 17.9 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 3 district.
- #10-09** from Stephen T. and Janet L. Clay, 233 Otis Street, Newton, MA, requesting a variance of 5.7 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a sports court, resulting in a side yard setback of 6.8 feet. **(Required side yard setback for old lots created before December 7, 1953 is 12.5 feet.)** The property is located in a Single Residence 1 district.
- #11-09** from Joseph and Antonio Deodato, 5-7 Omar Terrace (formerly 69 Central Avenue), Newton, MA, requesting a variance of 286 square feet from the lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the present house lot, resulting in lot area of 9,714 square feet. **(Required minimum lot area for new lots created after December 7, 1953 is 10,000 square feet.)** In addition, petitioners are requesting a 143 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a new two family house, resulting in lot area per unit of 4,857 square feet. **(Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.)** The property is located in a Multi Residence 1 district.
- #12-09** from Kaynam Hedayat and Sepideh Sahami, 49 Philmore Road, Newton, MA, requesting a variance of 7.3 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a front porch, resulting in a front yard setback of 17.7 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 2 district.

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Sherri Lougee
Board Secretary